



Form 1: Notice Required by Minnesota State Law

(Minnesota Statute 327c.07, subd. 3a)

Important Notice

State law provides special rules for the owners and residents of manufactured home communities.

You may keep your home in the community as long as the community is in operation and you meet your financial obligations, obey state and local laws which apply to the community, obey reasonable community rules, do not substantially annoy or endanger the other residents or substantially endanger community personnel and do not substantially damage the community premises. You may not be evicted or have your rent increased or your services cut for complaining to the community owner or to a governmental official.

If you receive an eviction notice and do not leave the community, the community owner may take you to court. If you lose in court, a sheriff may remove you and your home from the community within seven days. Or, the court may require you to leave the community within seven days but give you 60 days to sell the home within the community.

If you receive an eviction notice for a new or amended rule and the court finds the rule to be reasonable and not a substantial modification of your original agreement, the court will not order you to leave but will order you to comply with the rule within ten days. If you do not comply within the time given or if you violate the rule at a later time, you will be subject to eviction.

All community rules and policies must be reasonable. Your rent may not be increased more than twice a year. Changes made in community rules after you become a community resident will not apply to you if they substantially change your original agreement.

The community may not charge you an entrance fee.

The community may require a security deposit, but the deposit must not amount to more than two months rent.

You have a right to sell the home in the community. But the sale is not final until the community owner approves the buyer as a new resident, and you must advise in writing anyone who wants to buy your home that the sale is subject to final approval by the community owner. You must also disclose in writing certain safety information about your home to anyone who wants to buy it in the community. You must give this information to the buyer before the sale, in writing, on the form that is attached to this notice. You must completely and accurately fill out the form and you and the buyer should each keep a copy.

Your rental agreement and the community rules contain important information about your rights and duties. Read them carefully and keep a copy.

You must be given a copy of the shelter or evacuation plan for the community. This document contains information on where to seek shelter in times of severe weather conditions. You should carefully review the plan and keep a copy.

By February 1 of each year, the community must give you a Certificate of Rent constituting property taxes as required by Minnesota Statutes, section 290A.19.

For further information concerning your rights, consult a private attorney. The state law governing the rental of lots in manufactured home communities may also be enforced by the Minnesota Attorney General.